



City of Carmel

CARMEL PLAN COMMISSION JUNE 21, 2016 | MEETING AGENDA

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
- H. Public Hearings

1. **WITHDRAWN - Docket No. 14100008 Z: 321 W. Main Street Rezone.**

~~The applicant seeks approval to rezone two parcels (totaling 0.33 acres) from R-2/Residential, to B-5/ Business. The site is located 321 W. Main Street. It is currently zoned R-2/Residential and lies within Old Town Overlay, Character Subarea. Filed by Ms. Soori Ardalan, owner.~~

2. **Docket No. 16010004 DP Amend: Off The Wall Sports - Outdoor Volleyball Courts.**

The applicant seeks development plan amendment approval for three outdoor volleyball courts. The site is located at 1423 Chase Ct., in Carmel Science & Technology Park, Block 12, Lot 3. It is zoned M-3/ Manufacturing and is partially located within the 100-yr Floodplain. Filed by Brian Cross of Civil Site Group, Inc. on behalf of Off The Wall Sports, LLC.

3. **TABLED TO JULY 19 - Docket No. 16040004 Z: The Corner, C-1 Rezone.**

~~The applicant seeks approval to rezone 5.47 acres to the C-1/City Center zoning district classification, with the intent of having the site redeveloped into a multi building mixed use development with residential, office, and retail land uses. The site is currently zoned B-3/Business, Carmel Dr. — Rangeline Rd. Overlay, and SFHA/Floodplain. It is located at 11588 Westfield Blvd., at the southwest corner of 116th/Westfield. Filed by Paul Reis with Krieg DeVault LLP, on behalf of The Carmel Redevelopment Commission and Dept. of Redevelopment.~~

4. **TABLED TO JULY 19 - Docket No. 16050004 PP: The Colonnade – Primary Plat.**

5. **TABLED TO JULY 19 - Docket No. 16050005 SW: The Colonnade – Subdivision Waiver, SCO 7.05.07 (Percent of existing woodlands cleared).**

6. **TABLED TO JULY 19 - Docket No. 16050006 SW: The Colonnade – Subdivision Waiver, SCO 6.03.20 (Private alley within the subdivision proposed).**

7. **TABLED TO JULY 19 - Docket No. 16050007 SW: The Colonnade – Subdivision Waiver, SCO 6.03.25.4 (Alleys must terminate at streets).**

~~The applicant seeks primary plat approval for 24 lots on 14.34 acres, as well as Subdivision Control Ordinance~~

~~waiver requests. The site is located at 4317 & 4411 E. 146th Street. The site is zoned R-1/Residential. Filed by Russell Brown of Clark, Quinn, Moses, Scott & Grahn, LLP, on behalf of Fischer Homes, Inc.~~

I. Old Business

1. **Docket No. 16030011 PP: The Grove at the Legacy – Primary Plat.**
2. **Docket No. 16030012 ZW: Zoning Waiver, Min. Lot Width (51’ required, 39’ requested).**
3. **Docket No. 16030013 ZW: Zoning Waiver, Min. Lot Size (5,000 sq. ft. required, 3,500 sq. ft. requested).**
4. **Docket No. 16030014 ZW: Zoning Waiver, Min. Front Yard (25’ required, 10’ requested with min. 18’ setback to garage door).**
5. **Docket No. 16030015 ZW: Zoning Waiver, Min. Side Yard (3’ required, 0’ requested with a min. 6’ between dwellings).**
6. **Docket No. 16030016 ZW: Zoning Waiver, Min. Rear Yard (20’ required, 15’ requested).**
7. **Docket No. 16030017 ADLS: The Grove at the Legacy – Architectural Design, Lighting, Landscaping and Signage.**

The applicant seeks primary plat approval for 249 lots (155 detached units and 94 attached units) on 38.733 acres. The applicant also seeks zoning waiver approval for minimum lot width, minimum lot size, and minimum front, side, and rear yard setbacks. Lastly, the applicant seeks site plan and design approval for the proposed 94 attached units (in 47 duplex buildings). The site is located approximately at 14200 Community Dr., south of the Legacy Towns & Flats, Phase 1. It is zoned Legacy PUD/Planned Unit Development.

Filed by Jim Shinaver and Jon Dobosiewicz of Nelson and Frankenberger on behalf of the applicant, Todd Pyatt of PM Development Holdings, LLC.

J. New Business

K. Adjournment